

APPLICATION PROCESS

1. Meet with agency staff to discuss project, review submittal requirements and obtain preliminary VIP application.
2. Return VIP application to agency staff with renderings/drawings of proposed improvements and budget for project costs.
3. Staff reviews application for completeness and proposed improvements are reviewed by Internal Design Committee.
4. If necessary, applicant must get approvals from appropriate city department(s) (Planning & Development and/or Public Works).
5. VIP agreement is prepared for consideration by City Council and Redevelopment Agency Board. *(applicant must attend this meeting)*
6. VIP agreement is approved; applicant can begin rehabilitation work.
7. Project completed and Façade Easement Deed and Building Maintenance Agreement is recorded at County Assessor's Office.
8. Applicant submits paid invoices and copies of cancelled check or notice of lien release from contractor(s) for reimbursement.

Examples of Recently Completed VIP Projects



720 S. Fourth St.



1020 Garces Ave.



211 N. Third St.



CITY OF LAS VEGAS
REDEVELOPMENT AGENCY

COMMERCIAL VISUAL IMPROVEMENT PROGRAM



BEFORE



AFTER

231 S. Third St.

INTRODUCTION

The city of Las Vegas Redevelopment Agency sponsors the Commercial Visual Improvement Program (VIP) to encourage the rehabilitation of downtown commercial buildings, enhance the physical appearance of the area and improve the overall economic viability of downtown. The program is intended to assist in the improvement of commercial or industrial properties by offering a rebate of any pre-approved qualified improvement costs to a **maximum of \$50,000**. Participants must contribute a **one to one** match to the agency's funds. Improvements to the facades of buildings, permanent landscaping, parking facilities and other external improvements are eligible for assistance. In consideration for the rebate, the property owner shall agree to grant and convey to the Agency a nonexclusive Façade Easement Deed and Building Maintenance Agreement to be recorded upon the property, at completion of the improvements, for a period of five years. All commercial or industrial properties within the city of Las Vegas Redevelopment Area are eligible for participation in the VIP Program.

PROGRAM ELIGIBILITY

All of the following requirements must be satisfied for a project to receive funding:

- The project is located within the city of Las Vegas Redevelopment Area at the time of application.
- The applicant must demonstrate site control for the project, either through a deed of trust or long-term lease.
- The property on which the project is situated must be free of all mechanics liens at the time of application.
- The applicant must not have any current bankruptcy proceedings or past bankruptcy proceedings, whether corporate or personal, within the past five years.
- The applicant must have a current city of Las Vegas business license, if applicable.
- The applicant must have proper zoning on which the building or improvements are situated.
- The applicant must not have any past-due federal, state or city of Las Vegas tax bills at the time of application.
- The applicant must have no past-due bills or debts payable to the city of Las Vegas or the Redevelopment Agency.

Note - All plans for improvements must be approved by the city of Las Vegas Redevelopment Agency prior to the commencement of any construction work.

USE OF FUNDS

Work which qualifies for reimbursement includes improvements to the exterior of buildings, such as: painting, cleaning, tuck pointing, façade repair/replacement, window repair/replacement, doorways, lighting, new signage, window tinting, replacement awnings, permanent landscaping, parking lots and rear access renovations.

All improvements must meet city codes and ordinances and must be consistent with any development plans adopted by the city of Las Vegas and the city of Las Vegas Redevelopment Agency.

CONTACT INFORMATION

**For additional information, please contact the Redevelopment Agency at:
(702) 229-6100**



**CITY OF LAS VEGAS
REDEVELOPMENT AGENCY**

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